



TEMPLETON ELEMENTARY

SCALE: 1" = 40'

TEMPLETON ELEMENTARY
LEGAL DESCRIPTION
PROJECT #901-090
DATE: FEB 20 2000

TEMPLETON ELEMENTARY
EIB Project #901-090

February 24, 1992

Land to be conveyed to the Monroe County School Building Corporation by the Monroe County Community School Corporation.

A part within an area containing Lots 121, 122, 123, 124, 125, 136, 137, 138, 139, 140, 141, 142, 143, along with portions of abandoned streets and alleys in Edgemont Park Addition, ALSO a part of Seminary Out Lot 124 in the City of Bloomington, Indiana, more particularly described as follows:

Commencing at a set 1/2 inch iron pin at the Southeast corner of Lot 121 in said Edgemont Park Addition; thence with the North line of Hillside Drive and on a bearing of North 88 degrees 58 minutes 15 seconds West 867.42 feet to a set 1/2 inch iron pin; thence North 00 degrees 01 minutes 29 seconds West 429.34 feet to a found iron pipe; thence South 89 degrees 42 minutes 49 seconds East 187.78 feet to a point on the South line of Brenda Street; thence South 44 degrees 42 minutes 49 seconds East 42.43 feet to a point at the North corner of a new elementary school building and the "Point of Beginning"; thence South 44 degrees 42 minutes 49 seconds East 135.33 feet to a point; thence South 45 degrees 17 minutes 11 seconds West 122.00 feet to a point; thence North 44 degrees 42 minutes 49 seconds West 130.00 feet to a point; thence North 45 degrees 17 minutes 11 seconds East 57.50 feet to a point; thence North 44 degrees 42 minutes 49 seconds West 5.33 feet to a point; thence North 45 degrees 17 minutes 11 seconds East 64.50 feet to the "Point of Beginning", containing 0.37 acres more or less.

AND ALSO (Access Easement):

Commencing at the above described "Point of Beginning"; thence South 45 degrees 17 minutes 11 seconds West 30.00 feet to a point; thence North 44 degrees 42 minutes 49 seconds West 72.43 feet to a point on the South line of Brenda Street; thence South 89 degrees 42 minutes 49 seconds East 42.43 feet along said South line of Brenda Street to a point; thence South 44 degrees 42 minutes 49 seconds East 42.43 feet to the "Point of Beginning", containing 0.04 acres more or less.

Subject to all easements and rights-of-way.

10. Show the existence of any lakes, ditches, streams or rivers running through or bordering on the premises being surveyed. The detailed locations are required only when a boundary or property line is determined thereby.
11. Show any and all roads, streets, or alleys running adjacent to the boundaries of or partly or entirely on the surveyed property, with width, right-of-way lines, name and location clearly indicated. If the above cannot be determined, then this will be noted.
12. If the survey shows an easement that is established by a recorded instrument, the identification of the easement shall show the record reference of the instrument, and, unless otherwise noted, this showing indicates that the physical evidence and record description of the easement conform.
13. The accuracy of measurements and calculations performed in the preparation of surveys which accompany this certificate shall conform to professionally recognized standards as applicable to the type survey performed. Such standards have been adopted by the Indiana Society of Professional Land Surveyors. All field measurements must be balanced, both as to angles and distances, so as to provide a mathematical closure. Show the basis of bearings, assumed or otherwise, the scale of the plat and a north arrow. The plat of survey shall show the following information for any curve: length of arc, radius, central angle and bearing to the radius point from the beginning and end points of the curve.
14. All surveys must carry a date within 30 days of the date of this certificate. Updating of a survey by recertification is acceptable if conditions as of date of recertification are shown thereon.
15. Cite any qualification of the preceding requirements in the space below.

(Templeton Elementary)

CERTIFICATE

This is to certify To Whom it May Concern:

that the attached plat is a true and correct survey of the premises briefly described as:

Survey By (Co. Name) - Everett I. Brown Company
Date of Survey - February 6, 1992
Job No. (If Any) - 901-090
Client's Name - Monroe County Community School Corporation
Brief Description - Part of Edgemont Addition, Monroe County, Bloomington, Indiana

and completely described on the attached plat.

I further certify that this survey was made in accordance with the instructions set out above and which are by reference made a part of this certificate.

Dated this 24th day of February, 19 92

Seal



Signed: _____

Registered Surveyor No. 9859

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BLOOMINGTON ENGINEERING COMPANY

SURVEY ENGINEERING
R.R. #1, BOX 113A
SOLSBERRY, INDIANA 47459
PHONE 812-876-6642



DR. KOEPPEN DESCRIPTIONS

House Tract

A part of Seminary Lot 181, Bloomington, Monroe County, Indiana, described as follows: Beginning at a point on the East line of said Seminary Lot 181, said point being 796.95 feet $S2^{\circ}-14'E$ (assumed bearing) of the Northeast corner of said Seminary Lot 181, thence West for a distance of 150.46 feet, thence $N1^{\circ}-00'W$ for a distance of 54.87 feet, thence $N85^{\circ}-52'E$ for a distance of 149.20 feet, thence $S2^{\circ}-14'E$ for a distance of 65.67 feet to the point of beginning. Containing 0.21 acre, more or less. Also, an easement for ingress and egress and parking described as follows: Beginning at a point on the East line of said Seminary Lot 181, said point being 731.28 feet $S2^{\circ}-14'E$ (assumed bearing) of the Northeast corner of said Seminary Lot 181, thence $S85^{\circ}-52'W$ for a distance of 149.20 feet, thence $S1^{\circ}-00'E$ for a distance of 54.87 feet, thence West for a distance of 20.00 feet, thence $N1^{\circ}-00'W$ for a distance of 63.44 feet, thence $N85^{\circ}-52'E$ for a distance of 169.01 feet, thence $S2^{\circ}-14'E$ for a distance of 10.00 feet to the point of beginning.

Hospital Tract

A part of Seminary Lot 181, Bloomington, Monroe County, Indiana, described as follows: Commencing at a point on the East line of said Seminary Lot 181, said point being 796.95 feet $S2^{\circ}-14'E$ (assumed bearing) of the Northeast corner of said Seminary Lot 181, thence West for a distance of 150.46 feet to the real point of beginning, thence West for a distance of 480.67 feet, thence $N2^{\circ}-14'W$ for a distance of 103.95 feet, thence East for a distance of 315.50 feet, thence $N2^{\circ}-14'W$ for a distance of 51.05 feet, thence East for a distance of 315.56 feet, thence $S2^{\circ}-14'E$ for a distance of 89.33 feet, thence $S85^{\circ}-52'W$ for a distance of 149.20 feet, thence $S1^{\circ}-00'E$ for a distance of 54.87 feet to the real point of beginning. Containing 1.67 acres, more or less. Subject to an easement for ingress and egress and parking described as follows: Beginning at a point on the East line of said Seminary Lot 181, said point being 731.28 feet $S2^{\circ}-14'E$ (assumed bearing) of the Northeast corner of said Seminary Lot 181, thence $S85^{\circ}-52'W$ for a distance of 149.20 feet, thence $S1^{\circ}-00'E$ for a distance of 54.87 feet, thence West for a distance of 20.00 feet, thence $N1^{\circ}-00'W$ for a distance of 63.44 feet, thence $N85^{\circ}-52'E$ for a distance of 169.01 feet, thence $S2^{\circ}-14'E$ for a distance of 10.00 feet to the point of beginning.

Hospital Encroachment Description

A part of Seminary Lot 181, Bloomington, Monroe County, Indiana, described as follows: Commencing at a point on the East line of said Seminary Lot 181, said point being 796.95 feet $S2^{\circ}-14'E$ (assumed bearing) of the Northeast corner of said Seminary Lot 181, thence West for a distance of 233.00 feet to the real

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point of beginning, thence West for a distance of 69.00 feet, thence South for a distance of 3.00 feet, thence East for a distance of 69.00 feet, thence North for a distance of 3.00 feet to the real point of beginning. Containing 207 square feet, more or less.

Plat and descriptions prepared from a
survey conducted under the supervision of:

A handwritten signature in dark ink, appearing to read "Gary D. Cobb".

Gary D. Cobb
Registered Land Surveyor
Indiana Registry #S0377
June 17, 1988

